

DEPARTMENT OF THE ARMY
Omaha District, Corps of Engineers
106 South 15th Street
Omaha, Nebraska 68102-1618

:NOTICE: Failure to acknowledge : Solicitation No. DACA45 02 R 0024
:all amendments may cause rejec- :
:tion of the offer. See FAR : Date of Issue: 09 JUL 2002
:52.215-1 of Section 00100 : **Date of Receiving Phase 2 Proposals:**
: **02 OCT 2002**

Amendment No. 0005
13 September 2002

SUBJECT: **Amendment No. 0005** to Request for Proposal Solicitation Package
for Design and Construction of **REPLACE FAMILY HOUSING, MINOT AFB, ND.**
Solicitation No. DACA45 02 R 0024.

TO: Prospective Offerors and Others Concerned

1. The specifications and drawings for subject project are hereby modified
as follows (revise all specification indices, attachment lists, and drawing
indices accordingly).

a. Specifications. (Descriptive Changes.)

1. **Section 00110, Page-21**, paragraph 5.2.5, line 1, delete "four
subfactors" and substitute "three subfactors".
2. **Section 00110, CMPE Page-1**, in paragraph A., delete:

*"A Standard Form is attached (may be edited as a Microsoft
WORD file, location is on CD-ROM in folder "Guides", file
name is "stdform.doc". Edit and print as many as needed for
completion of TAB 7C, Supporting Data) that may be edited as
appropriate for each category and item listed below."*

and substitute:

"A Standard Form (Construction Materials, Products,
Equipment, and Systems) has been e-mailed to the final four
Proposers for their use in filling out product information.
The file will be in Microsoft WORD. Edit and print as many as
needed for completion of products offered in TABS 7B and 8C,
for supporting housing and site data. Edit as appropriate for
each category and item listed within the following pages."

3. **Section 00800, Page 1-8**, delete contents and title of
paragraph 1.11 and substitute:

1.11 CONSTRUCTION DRAWINGS AND SPECIFICATIONS

"After award of the contract, the successful Contractor will
continue to develop drawings from the Phase 2 concept stage
through to corrected finals along with completed
specifications for construction. Omaha Guide specifications

are required for site/civil work and are located on the CD-ROM in folder "Guides", then folder "Omaha". Specsintact software is also provided under folder "Software" to edit the Omaha guides. The Contractor shall develop drawings in accordance with Minot CADD Standards as described in Section 01040. Construction deliverables (drawing, specification and distribution requirements) shall be in accordance with Section 01332: SUBMITTALS DURING DESIGN."

4. **Section 01000, Page 1-2**, paragraph 1.2.1, 8th line, delete "(excluding units set aside for handicap accessibility)" and substitute "(handicap accessible units may have basements to accommodate furnace, water heaters and storage space)".
5. **Section 01000, Page 1-5**, paragraph 1.2.3, 2nd line, delete "(no basement is required)" and substitute "(handicap accessible units may have basements to accommodate furnace, water heaters and storage space)".
6. **Section 01000, Page 4-7**, paragraph 4.4.1, 14th line, delete "reducing street frontage,".
7. **Section 01000, Page 4-8**, paragraph 4.4.1.5, item c), delete contents and substitute: "Nearest point of house to back of curb can range between 28 and 36 feet."
8. **Section 01000, Page 4-9**, paragraph 4.4.4, 14th line, delete "Upon completion of construction...to it's original condition." and substitute:

"Upon completion of construction, the Staging/Storage Area shall be turned over to the base. The Contractor shall remove and dispose of all debris and excess material(s) not utilized in the Task Order(s)."

9. **Section 01000, Page 4-14**, paragraph 4.4.19.2, Table, last item, for GAZEBO quantity, delete "2" and substitute "1"
10. **Section 01000, Page 5-6**, delete the contents of paragraph 5.2.7 b) and substitute:

"Ground water is often a problem at the installation. Measurable groundwater has been recorded as shallow as 4 feet and numerous borings have had water levels within 4.5 to 6 feet of the surface. Additionally, surface water run off and run on is an issue as there is not a great deal of topographic fall across the area. Surface and subsurface drainage will be important items in this design."

11. **Section 01000, Page 6-2**, delete contents of paragraph 6.2.1 GENERAL and substitute:

"Provide positive drainage away from houses with a minimum slope of 2 percent. The Contractor shall confine all work, except utility upgrades, to the project boundaries indicated on the attached drawings. The maximum grade in unpaved areas shall not exceed 5 percent where possible with the exception

of retention areas. Drainage system shall be properly coordinated with surrounding properties to insure that runoff does not cause damage to other properties. Temporary ponding on the site will be acceptable. However, temporary ponding of a depth of greater than 3 inches (75 mm) or for a duration of more than an hour will not be acceptable. Earthwork shall be balanced to the extent possible without compromising the design. The number of existing trees to be removed shall be kept to a minimum. No grading shall be done within drip lines of existing trees to be preserved. Grading shall be specified in the Omaha District guide specification Section 02210 GRADING. The Contractor shall be responsible for editing the specification for the project. See end of the RFP, Attachment No. 3."

12. **Section 01000, Page 6-3**, delete contents of paragraph 6.2.6 DRIVEWAYS and substitute:

"Driveways shall slope away from the garage with a minimum slope of 0.5 percent and a maximum slope of 8 percent."

13. **Section 01000, Page 6-3**, delete contents of paragraph 6.2.7 GRADES AWAY FROM HOUSES and substitute: "a. Provide positive drainage away from houses with a minimum slope of 2 percent."

14. **Section 01000, Page 6-3**, delete title and contents of paragraph 6.2.9 and substitute "NOT USED".

15. **Section 01000, Page 8-2**, paragraph 8.2.2, delete the first sentence and substitute the following:

"Existing water service line shall be abandoned in place and replace with new ones." 95% of the existing water service lines are asbestos cement pipe. Abandoned water services lines shall be capped appropriately. The Contractor shall cap the line downstream of the valve or service clamp connection point and at the end of the line. Existing service valves shall be kept in the closed position and the service or gate valve box shall be removed."

16. **Section 01000, Page 8-3**, delete the contents of paragraph 8.2.3.1 and substitute the following:

"The Contractor shall connect new service line to the existing water main. The Contractor shall remove 5 feet of the main and replace it with PVC plastic pipe conforming to AWWA C 900, and tie the new water service line at that point. The Contractor has the option to directly tap or hot tap the water service lines to the existing water main. The Contractor shall be aware that the existing water lines are old asbestos cement pipe. When removing asbestos cement pipe, the Contractor shall ensure that adequate safety and health procedures are used and ensure compliance with all applicable Federal and state regulations. The Contractor is required to submit an addendum to the Accident Prevention Plan for approval describing procedures to be used to remove the old pipe and connect new service line to existing asbestos cement

pipe. This portion of the Accident Prevention Plan shall describe, as a minimum: employee training, employee personal protective equipment, removal procedures and equipment, means of controlling asbestos fiber release, any air monitoring to be performed, and plans for disposal of discarded asbestos cement pipe. New service line connections shall be via a new directly tapped corporation stops, or by a service clamp for water services lines 2-inches or smaller diameter. A corporation stop and a copper gooseneck shall be provided with either type of connections. Service lines larger than 2-inches shall be connected to the main by a tapped saddle, tapping sleeve and valve, service clamp or reducing tee, depending on the main diameter and the service line diameter, and shall have a gate valve. All service stops and valves shall be provided with service boxes. Pipe, joints, fittings, valves, and specials shall be in accordance with UFGS SECTION 02510A Water Distribution System. Minot AFB prefers copper tubing water service lines for less than 3-inch in diameter, Type K, annealed, conforming to ASTM B 88. The service lines to each duplex shall be not less than 1 1/4-inch in size and then branch to each housing unit. Water service line to each unit shall be sized according with the Uniform Plumbing Code."

17. **Section 01000, Page 8-10**, paragraph 8.6.3.3, 1st line, delete "Service laterals shall...below grade." and substitute "Service laterals shall be direct buried a minimum 3 feet below grade."

18. **Section 01000, Page 9-5**, paragraph 9.5, last line, delete "Uniform Building Code (UBC)" and substitute "International Residential Code (IRC)".

19. **Section 01000, Page 9-10**, revise Table 9-4 as follows:

"TABLE 9-4 - MINIMUM AREAS AND DIMENSIONS - EXTERIOR SPACES

Spaces	Area	Length	Width/Depth	Height ¹
	ft ²	ft-in	ft-in	ft-in
1 Car Garage	282	12-8	22-4	7-8
2 Car Garage	465	20-10	22-4	7-8
Balconies	72	6-0	6-0	7-8

Note¹: Ceiling heights apply when patios and balconies are covered."

20. **Section 01000, Page 9-13**, revise Table 9-8 as follows and add new table note:

"TABLE 9-8 - BATHROOM REQUIREMENTS

Number of Bedrooms per Floor	Number of Bathrooms per Floor
None	0.5 (except basements)
1 - 2	1
3 - 5	2 ¹

Note¹: If there are three bedrooms on a floor, not including the Master Bedroom, only one bathroom is required to be shared by these bedrooms."

21. **Section 01000, Page 9-16**, add the following to the paragraph 9.10.9: "Slats shall be aluminum and not less than .0070 thick. Vertical blinds (neutral color)with PVC louver vanes about 3-1/2" wide shall be used where patio door occurs."
22. **Section 01000, Page 9-19**, 9.11.4, 1st line, delete "As a minimum provide...exterior of each unit." and substitute:

"As a minimum provide one personnel door for ingress and egress from the garage leading directly to the exterior of each unit, preferably near the front of the units."
23. **Section 01000, Page 9-19**, 9.12.2, item a), last sentence delete "30 year" and substitute "25 year"; also, delete "90 mph" and substitute "60 mph".
24. **Section 01000, Page 9-22**, paragraph 9.13.9, delete "Products shall meet ASTM C 2822."
25. **Section 01000, Page 9-22**, paragraph 9.13.13, 2nd line, after "...side of bituminous", delete "waterproofing." and substitute "damproofing." after that add new sentence: "Perimeter insulation shall be installed and protected in accordance with Manufacturer's recommendations."

5th line, after "...Diversified Insulation Corporation." Add, "Interior insulation may be utilized on exposed basement or foundation walls in lieu of exterior perimeter insulation. Interior insulation shall be equivalent in R-Value. The exterior system, finished and painted, shall be protected by 5/8-inch gypsum wallboard and sealed with a vapor barrier. Stapling and gluing of gypsum wallboard is prohibited. Wall system shall be 2x4 wood framed. Required R-Values shall be maintained."
26. **Section 01000, Page 9-25**, 9.15.1, 1st line, after "...and trim shall be clear", add "red".
27. **Section 01000, Page 9-25**, 9.15.2, 1st line, after "Windows

shall be vinyl clad", add "or aluminum clad".

28. **Section 01000, Page 9-26**, 9.17.2, 3rd line, delete "which shall include" and substitute "excluding".
29. **Section 01000, Page 9-26**, 9.17.3, 1st line, delete ", six panel type, hollow panel with wood trim."
30. **Section 01000, Page 9-26**, 9.17.3, 1st line, delete "frame".
31. **Section 01000, Page 9-30**, 9.20.1.2, item a), delete "rotary out" and substitute "plain slided".
32. **Section 01000, Page 10-3**, paragraph 10.4.1, 1st line, delete "3000 psi" and substitute "4000 psi".
33. **Section 01000, Page 11-3**, paragraph 11.4, last sentence, delete "Provide a 1/2-inch valued stub-out for occupant-owned gas clothes dryers." And substitute "Provide a ½-inch gas line connection directly off the main for the potential gas clothes dryers, with a ball valve & cap. The Base will run any future flex gas lines for the occupants."
34. **Section 01000, Page 11-16**, paragraph 11.8, 1st line, delete "cast iron" and substitute "steel/porcelain". 2nd line, delete "bathtubs and showers" and substitute "bathtubs with showers"; same line, delete "acrylic" and substitute "fiberglass". 3rd line delete, "Units" and substitute "Bathtubs with showers and handicap showers". Add the following to the end of the paragraph: "Non-handicap stand alone showers may have door enclosures in lieu of shower curtains."
35. **Section 01000, Page 12-3**, paragraph 12.9, starting at 2nd line, delete "In addition to the electrical...for the dryer." and substitute:

"Provide a 1/2-inch valved stub out for occupant-owned gas cloths dryers. Provide a 1/2-inch gas line connection directly off the main for the potential gas cloths dryer, with ball valve and cap. The base will run any future flax gas lines for the occupants."
36. **Section 01000, Page 14-2**, add to the end of paragraph 14.3.1 the following: "Load centers are also acceptable."
37. **Section 01000, Page 14-3**, paragraph 14.4.1, delete last two sentences and substitute:

"Duplex receptacle outlets for general purpose use shall be 15 A, 125V, 2-pole 3-wire grounding type. Receptacles shall match the decor style of the housing unit's interior."
38. **Section 01000, Page 14-3**, paragraph 14.5.2, 14th line from top of page, delete "Switches shall be Pass & Seymour...or approved equal."
39. **Section 01200, Page 4**, add the following to the end of the

paragraph 1.2.4:

"Once completion of a warranty repair is performed, the Contractor shall notify the Housing Management Office of the unit number, date, time, and type of repair made."

b. Drawings (Not Reissued). The following drawing sheet of drawing code AF 711-90-02 is revised as indicated below. This drawing is not reissued with this amendment.

1. **Sheet C1.03**, Revise drawing sheet C1.03 in accordance with attached Sketch.

2. This amendment is a part of the proposing papers and its receipt shall be acknowledged on the Standard Form 1442. All other conditions and requirements of the request for proposal remain unchanged. If the proposals have been mailed prior to receiving this amendment, you will notify the office where proposals are received, in the specified manner, immediately of its receipt and of any changes in your proposal occasioned thereby.

a. **Hand-Carried Proposals** shall be delivered to the U.S. Army Corps of Engineers, Omaha District, Contracting Division (Room 301), 106 South 15th Street, Omaha, Nebraska 68102-1618.

b. **Mailed Proposals** shall be addressed as noted in Item 8 on Page 00010-1 of Standard Form 1442.

3. **Proposals for Phase 2 will be received until 1400 hours, local time at place of receiving proposals, 02 OCT 2002.**

Attachments:

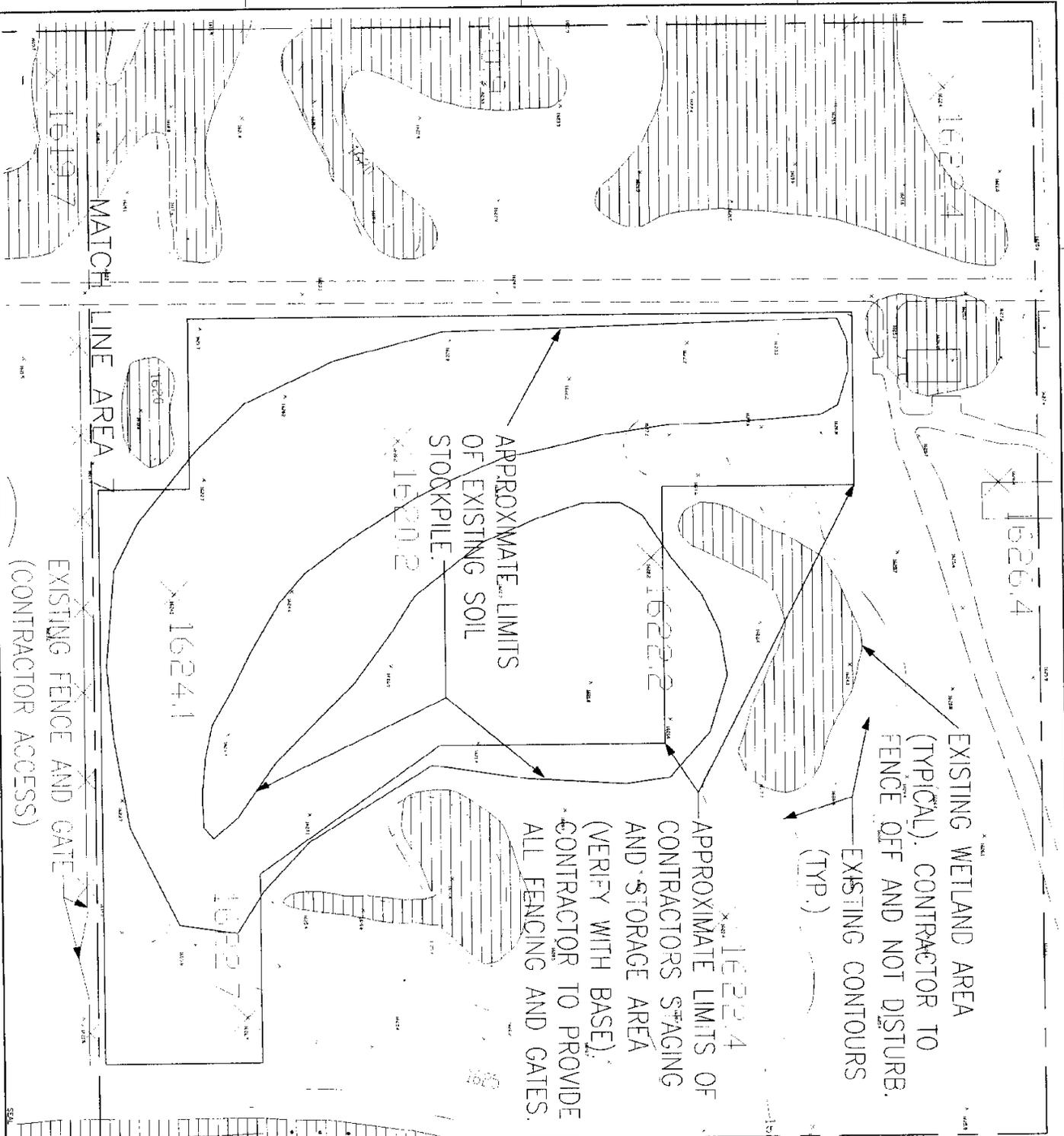
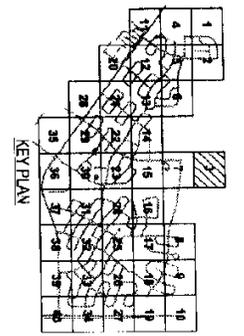
Sketch listed in 1b., above

Pre-Proposal Conference Meeting Minutes with Attendance Roster (For Information Only)

U.S. Army Engineer District, Omaha
Corps of Engineers
106 South 15th Street
Omaha, Nebraska 68102-1618

13 September 2002

mrp/4413



AREA 3
SCALE 1 INCH = 50 FEET

ALL NOTES INCLUDE ARE MATCH TO A STANDARD SHEETS 50' x 10' 1/2" (SEE SHEET 16224) FOR A COMPLETE LIST OF NOTES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND OBSTRUCTIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

§§ - THINK VALUE ENGINEERING - §§

REVISION IN ACCORDANCE WITH AGREEMENT # 5 - 9/10/02
U.S. ARMY CORP. DISTRICT
CIVIL ENGINEERS
DANIEL WILSON

REPLACE FAMILY HOUSING
EXISTING TOPOGRAPHY
AND STORM DRAINAGE
AREA 3

Prepared by:	Checked by:
Drawn by:	Reviewed by:
Date:	Scale:
Sheet No.:	Project No.:
Project Name:	Client:
Contract No.:	Drawn by:
AF 711-90-02	(11.03)

Meeting Minutes
Pre-Proposal Conference/Site Visit
Replace Family Housing
Minot AFB, ND

Date: September 5, 2002

Location: Jimmy Dolittle Center
Minot AFB, ND

Solicitation No: DACA45-02-R-0024

Attendees: See Attachment 2

The pre-proposal conference commenced at 9:00 AM with a project overview and a question and answer session. Formal questions and answers are included in Attachment 1. At approximately 11:00 AM the attendees were shown several vacant units and staging area. Attendees were cautioned that the written requirements of the solicitation take precedence over verbal communications of the conference/site visit. Attendees were advised that a solicitation amendment would be issued the following week. Minutes are as follows:

INTRODUCTIONS:

- All parties in attendance introduced themselves and the organization they represented.
- The following firms were identified as the participants in Phase 2:
 - Joseph J. Henderson & Son, Gurnee, IL
 - Minot Family Communities, J.V.; Omaha, NE (HDR Engineering, Mattson Construction, Craft Builders)
 - RKR Joint Venture, Minot, ND (Rolac Contracting, Dean Kurtz Construction, Real Builders)
 - Weis Builders, Minneapolis, MN

PROGRAM:

- The Air Force is under a directive to replace or renovate all housing by the year 2010.
- The Air Combat Command (ACC) Family Housing Program with the Corps of Engineers (COE) includes Ellsworth AFB, SD; Whiteman AFB, MO; Mountain Home AFB, ID; and Dyess AFB, TX in addition to Minot AFB, ND. Minot AFB is the biggest in terms of number of units and dollar value.

CONTRACT CHARACTERISTICS:

- Solicitation may result in up to a \$350 million indefinite delivery contract with a 5-year base period and a 5-year option period. Annual task orders are estimated to range from \$35-\$45 million subject to Congressional appropriations
- After award of the contract and Task Order No. 0001, the Government will have met it's minimum guarantee requirements. No future task orders are guaranteed.

- Government may issue more than 1 task order per year. Additional task orders could be for professional services (not design) for planning, surveys, etc. to assist in the programming of the next year's effort.
- Proposals are due October 2, 2002 with award anticipated by the end of the calendar year. However, award is subject to Congressional appropriations and delays in appropriations could push award back as far as February.

PHASES 8 & 9:

- Phase 8 and Phase 9 are both FY03 projects for junior enlisted housing, but they are funded separately and will be priced separately in the proposal. Phase 8 includes demolition of 118 existing units and construction of 112 units. Phase 9 includes demolition of 110 existing units and construction of 102 units.
- There are sixteen 2-bedroom units included as an option line item. The Government believes it can acquire all units in the RFP within the Construction Cost Limitation (CCL). The Government will place a higher priority on the options for additional units than additional square footage floor plans or betterments.
- Contractor is responsible for asbestos, lead-based paint, and utilities such as storm drains, sanitary sewer, water, natural gas, electrical, communications, etc.

DESIGN REQUIREMENTS:

- Reference Section 01332 of the RFP.
- Site layout is provided in the RFP. Housing density will be a challenge since 4-plex housing is being replaced with duplex housing.
- English will be used instead of metric. Minot CADD standards will be utilized. Government will address significant design questions prior to award.
- Proposal will include a concept design, floor plan, and extensive list of products and materials. The Government is aware that the proposal submittals will be a large undertaking, but believes it will reduce submittals during construction and expedite design review after contract award.
- Designer can split out site and foundation design to expedite work effort. However, one set of "for construction" drawings must ultimately be completed.
- Government requires a 20 day review time for each design submittal. PROJNET will be used for coordinating design review comments & responses.

PROPOSAL EVALUATION:

- Phase 1 of the solicitation evaluated the contractors capabilities to execute the overall program, while Phase 2 will primarily evaluate the execution of the first task order (Phases 8 & 9).
- In the best value selection, Phase 1 evaluation is approximately equal to the Phase 2 evaluation. When Phase 1 and Phase 2 evaluations are combined, they are approximately equal to the Price proposal.
- An adjectival rating system will be used (i.e., outstanding, satisfactory, marginal, etc.). The Army is prohibited from assigning numeric weights such as points or percentages to evaluations.
- The relative importance of evaluation factors (a.k.a. "tabs") are in a matrix in Section 00110.

- Housing Unit Concept Design (Tab 7) includes design of the houses being built in first task order & supporting data (product literature, catalog cut sheets, etc. for building materials, appliances, etc.).
- Site Concept Design (Tab 8) includes design of the neighborhood, utilities, roads, playgrounds in first task order & supporting data (product literature, catalog cut sheets, etc. for site utilities and materials, playground equipment, landscaping, etc.). It also includes a demolition plan.
- Project Management (Tab 9) includes a project management plan specific to the first task order. Plan should address issues such as prototype construction, quality control, phased turn-over of units, and interaction and relationship among all the team members. A schedule for first task order and health & safety record are also required.
- Utilization of Small Business Concerns (Tab 10) is a subcontracting plan with more subcontracting requirements than normal COE solicitations. A template in Word format on the CD may be used, but it must be tailored significantly. Generic subcontracting plans will not be evaluated favorably. Five subfactors as follows:
 - subcontracting floors: recommended percentages stated in solicitation;
 - mitigation efforts: how the prime contractor will help SBs get a piece of the action;
 - utilization of small business concerns: identify sm. business team members, suppliers, etc.; if don't know who will be subs/suppliers, describe procurement practices, set-asides, etc.
 - description of subcontracted supplies/services: type of work or equipment/materials that will be provided; COE will favor meaningful subcontracting that assists in developing small businesses;
 - acknowledgments: acknowledge clauses will be included in the subcontracts, liquidated damages, and Government subcontracting compliance capabilities.

PRICE:

- Price is equal to the combined results of Phase 1 & Phase 2 ratings (Tabs 1-10)
- CCL for the first task order is \$38.8 million; \$19.9 million in Phase 8 and & \$18.9 million in Phase 9. Since Phase 8 and Phase 9 are separately funded projects, the CCL for each phase applies. The Govt. reserves the right to exceed the CCL if in it's best interests
- The prices in the first task order will become the basis for negotiating future task orders and/or modifications and developing cost estimates.
- The Government strongly discourages "buying in" or pricing below cost in order to get the contract. The Government will expect similar (or lower) pricing on future task orders. The Government anticipates a learning curve that results in future task orders being accomplished more efficiently in terms of price and schedule.
- The Government feels that the inaccurate pricing could cause problems in negotiating future task orders and cause problems with the partnering relationship between the stakeholders.
- The Government has the right to audit contractors records with DCAA or not to issue future task orders and re-solicit the contract.
- A guarantee (bid bond) for \$3 million is required with the proposal. Bid bonds will not have to be submitted on any future proposals. Omaha District does not normally require bid bonds on RFPs, but required them to be consistent submittal requirements of other COE districts.
- Performance & payment bonds will be required for each task order, but not until after the task order is awarded.

DISCUSSIONS/REVISED PROPOSALS:

- RFP states that Govt. can award without discussions or requesting revised proposals. However, the Govt. anticipates that discussions will occur and revised proposals will be submitted. Whatever the Govt. determines is in its best interests.
- The Govt. can establish a competitive range that does not include all 4 competing firms and hold discussions and request revised proposals from only those firms.
- Since the Govt. can award without discussions or establish a competitive range, it is recommended that the prime contractors submit their best proposal possible.

SELECTION INFORMATION:

- Evaluation of proposals and potential revised proposals will take several weeks. Inquiries for status should be directed to COE Contracting Division (Travida Smith, Lee McCormick, or Phillip Holman). No other Govt. personnel are permitted respond to inquiries during the evaluation process.
- Contract award is anticipated in December 2002, but could be delayed depending on Congressional appropriations. COE will provide a preliminary notice when a selection decision has been made. Firms are cautioned that this notice does not constitute a contract and is not binding.

Lee McCormick
Contract Specialist

Attachments

1. Questions & Answers
2. Attendance Roster

**Questions and Answers
Replace Family Housing
Minot AFB, ND
September 5, 2002**

These questions may have been paraphrased or summarized. Where available the solicitation section and paragraph are referenced.

Reference: 01000, Page 6-2, Para. 6.2.1.

Q: Para. 6.2.1 states drainage from houses on all sides to 8% minimum for 10', an 8 to 9 inch foundation wall exposure except at raised front porches and rear patio finish elevation 4 to 6 inch lower than housing unit finish floor elevation. This, along with paragraph 6.2.6 states a 6% grade for driveways, paragraph 6.2.8 states minimum 2% for cohesive soils or turfed areas and paragraph 6.2.9 states minimum 1% grade for channelized flow poses some problems that affect the design of the duplexes. The housing areas at Minot AFB do not have much slope. In order to grade away from the duplexes with the above restrictions it may require more foundation than what is allowed at the front and partially down the side of the garages. Also, it can add steps inside the garage and at the front entrance. These grading restrictions greatly affect the handicap accessible living units.

A: Paragraphs 6.2.1, 6.2.6, 6.2.7, and 6.2.8 will be revised by amendment to 2% minimum drainage away from the housing units. Driveways will be revised to require a minimum slope of 0.5% and a maximum of 8%. Paragraph 6.2.9 will be deleted.

Reference: 01000, Page 4-7, Para. 4.4.1.

Q: Para. 4.4.1 states to reduce street frontage. Page 4-8, para. 4.4.1.5 c) calls for a 36' setback. The 36' setback less the 4' boulevard and 4' sidewalk allows a 28' deep driveway which seems to excessive. Can the setback from back of curb be given a range to allow some flexibility to design?

A: Will delete "reduce street frontage" and allow a 28' to 36' setback by amendment.

Reference: 01000, page 5-6, Para. 5.2.7.

Q: Para. 5.2.7 b) states to assume the water level at 6'. Normally work on Minot AFB the ground water level is assumed at 4'.

A: Will revise by amendment to say that measurable groundwater has been as shallow as 4' and numerous borings have ground water levels within 4.5' to 6' of the surface.

Reference: 01000, Page 1-5, Para. 1.2.3.

Q: Para. 1.2.3 states that 5% of the 3 and 4 bedroom units are to be handicap accessible. Phase 8 has 74 three bedroom units and 22 four bedroom units, Phase 9 has 76 three bedroom units and 26 four bedroom units. 74 times .05 equals 3.7, 22 times .05 equals 1.1. Can the government assign exact quantities of 3 and 4 bedroom handicap accessible units required for each phase?

A: It is acceptable to round off the numbers accordingly. This would allow for 4 three-bedroom and 1 four-bedroom handicap units for both Phase 8 & 9 each. Note that the site plan shown on the RFP drawings drawings show 4 three-bedroom and 1 four-bedroom units for Phase 8 and 3 three-bedroom and 2 four-bedroom units for Phase 9. There should be approximately 10 or 11 Handicap units provided in this Phase 8 & 9 Task Order total split proportionally between 3 and 4 bedroom types.

Reference: 01000, Page 9-13, Table 9-8.

Q: Table 9-8 calls for .5 bathrooms on a floor that does not contain bedrooms. If you have a lower level that contains the Arctic Room, Mechanical and Storage does this area need and/or require a half bathroom? Also, it calls for 2 bathrooms on a floor that has 3 - 5 bedrooms. If you have a level where there are three bedrooms not containing the master bedroom does that floor need and/or require another bathroom?

A: No bathrooms are required in the Basement to support the Arctic Room, Mechanical, & Storage areas. If there are three bedrooms on a floor, not including the master bedroom, only one bathroom is required to be shared by these 3 bedrooms. Will clarify by amendment.

Reference: 00010TO1, Page 5, (b), (c), (d)

Q: Clarify how the Corps of Engineers uses the percentages listed on the Page 00010TO1-5 on this proposal and future task orders. Are these percentages used for evaluations, proposals and future modifications? Are they set, not negotiable, for the future task orders?

A: The percentages (overhead, profit, bonding) are not fixed on future modifications or task orders. They will be used in negotiating future modifications and task orders and in preparing cost estimates. The Government will expect profit and bonding percentages to remain consistent throughout the contract provided conditions such as risk and complexity of work remain similar. The Government will consider these percentages in its price evaluation.

Reference: 01000, Page 9-5, Para. 9.5.

Q: Para. 9.5 references UBC, we assumed that design code is IRC.

A: Yes, you are correct in your assumption. Will revise by amendment.

Reference: 01000, Page 9-19, Para. 9.12.2(a) & 9.12.2(b).

Q: Para. 9.12.2(a) The shingles specified, Atlas Glass Master T-LOK, have a 25 year warranty not 30 year and have a 60 mph wind rating not 90 mph. Please clarify.

A: Will revise by amendment to require this standard warranty and wind rating for this product.

Q: Para. 9.12.2(b) What is the purpose for membrane underlayment at ridges?

A: As stated, it is to prevent ice damming and to provide additional moisture protection at roof transition. The Manufacturer recommends that it be used on the ridges as well for added moisture protection.

Reference: 01000, Page 9-25, Para. 9.15.1.

Q: Para. 9.15.1 calls for clear oak. Should it state red oak suitable for stain and varnish?

A: Will amend the requirements to "clear red oak".

Reference: 01000, Page 9-25, Para. 9.15.2.

Q: Para. 9.15.2 calls for windows to be vinyl clad wood and that Anderson, Marvin and Pella are acceptable. Marvin and Pella are aluminum clad. Please clarify.

A: Will clarify by amendment to allow aluminum clad as well as vinyl clad. Name brands mentioned are all acceptable products.

Reference: 01000, Page 9-26, Para. 9.17.2.

Q: Para. 9.17.2, Are storm doors required on the interior and exterior man doors into the garage?

A: Will revise by amendment to delete the requirement for storm doors on the exterior and interior garage personnel doors as agreed to by the Base in the Pre-Proposal Conference.

Reference: 01000, Page 9-26, Para. 9.17.3.

Q: Para. 9.17.3 calls for hollow core, flush plain wood doors, 6-panel type. Contradicting flush and 6-panel.

A: Will revise by amendment to clarify that flush plain wood doors are required, not panel type as agreed to by the Base in the Pre-Proposal Conference.

Reference: 01000, Page 10-3, Para 10.4.1.

Q: Para. 10.4.1 calls for 3000 psi concrete. Page 4-16, para. 4.5.9 calls for 4000 psi. Please clarify.

A: Typically 4000 psi concrete is used on exterior concrete and 3000 psi concrete on interior work. However, since 4000 psi concrete is typically achieved in actual conditions and is economically feasible, it is decided to revise the requirement to use 4000 psi concrete for all concrete work on this project.

Reference: 01000, Page 9-26, Para. 9.17.1.

Q: Para. 9.17.1 calls for solid core steel exterior doors. Please clarify.

A: Exterior doors shall be insulated with a solid foam core except the fire rated doors, which must have an insulated UL rated core.

Reference: 01000, Page 9-22, Para. 9.13.9

Q: Para. 9.13.9 calls for ASTM C2822, there is no ASTM C2822. Amendment No. 0004 calls for bituminous dampproofing system with fastened to the foundation wall with a continuous plastic termination bar.

Dampproofing is a coating not a sheet membrane application and not requiring a termination bar. Please clarify.

A: Verified ASTM referenced does not exist and will delete reference by amendment. It is required to provide a membrane damp proofing system, not a bituminous damp proofing coating. By definition, waterproofing resists hydrostatic loads. This project's application is not under hydrostatic pressure. Thus, it is not considered waterproofing. However, the damp proofing membrane system required is similar to typical waterproofing requirements.

Reference: 01000, Page 8-10, Para. 8.6.3.3.

Q: Para. 8.6.3.3 calls for service laterals to be in conduit direct buried 2' below grade. This is a contradicting statement. Is the intent to install service lateral in conduit or direct bury the service lateral conductors?

A: Will revise by amendment to allow direct buried electrical service laterals (Not in Conduit) as agreed to by the Base in the Pre-Proposal conference.

Reference: 01000, Page 8-10, Para 8.6.2.

Q: Using a minimum net square footage of 1520 square feet, the lowest calculated wattage for the equipment requested in bid documents is 18,349 watts per living unit. With that in mind, how is it possible to use any of the existing 25 KVA transformers & primary distribution system for more than a single unit load?

A: The RFP states that the Contractor shall reuse existing transformers to the extent possible. In the event that new loads exceed an existing transformer's rating, the Contractor shall replace that transformer accordingly.

Reference: 01000, Page 9-14, Para. 9.9.1.1 & Page 11-6, Para. 11.8.

Q: Paragraph 9.9.1.1 – Full Bath indicates to install a steel / porcelain tub w/ a three piece maximum fiberglass surround shower unit. Page 11-6, Paragraph 11.8 –Bathtubs / Showers indicates that bathtubs shall be constructed of cast iron w / up to 3 piece acrylic wainscot surround. Which style of tubs and surrounds would the owner like?

A: Page 9-14, Paragraph 9.9.1.1 is correct. Will revise Para. 11.8 accordingly by amendment.

Reference: 01000, Page 9-14, Para. 9.9.1.1 & Page 11-6, Para. 11.8.

Q: Paragraph 9.9.1.1 – Full Bath, I believe that the owner is requesting shower enclosures for showers only. Page 11-6, Paragraph 11.8 – Bathtubs / Showers indicates that both the bathtubs & showers shall be provided with shower curtain rods & flanges. Which would the owner like installed on the shower units? Shower enclosures or shower curtain rods & flanges.

A: Paragraph 9.9.1.1 indicates that tubs with shower assemblies get shower rods. The Base does not want shower doors on shower / tub enclosures. Shower doors are acceptable on stand-alone (Non-Handicap accessible) shower enclosures. Will clarify by amendment.

Reference: 01000, Page 12-3, Para. 12.9.

Q: Paragraph 12.9 – Clothes Washer / Dryer indicates to provide a gas connection for the dryer. Is a termination connection right off the main gas line w/ a ball valve & cap acceptable to the owner?

A: Yes, a termination connection off of the main gas line with a ball valve & cap is acceptable. Will clarify by amendment.

Reference: 01000, Page 9-29, Para. 9.20.1.

Q: The first sentence reads as such “Cabinets shall be constructed per AWI Standards for Flush Overlay cabinet frame construction style.” Reference AWI Quality Standards 7th edition page 126, section 400. The pictures and description of Flush Overlay indicate that Flush Overlay is a “frameless” type construction style. In the RFP section the word “Frame” should be removed so as not to be confused with a different construction style than that which is being requested.

A: Agree. Will revise accordingly by amendment.

Reference: 01000, Page 9-28, Para 9.20.

Q: Paragraph 9.20 - Kitchen / Bath Cabinets, The third (3) sentence reads “Cabinets shall be factory manufactured of Custom grade, oak, plain sliced transparent finished for all exposed parts. Reference AWI description of different veneer cuts. Please note at AWI description that “plain sliced” cuts are used for high quality woodworking. Now please turn to RFP Section 01000, Page 9-30, Paragraph 9.20.1.2 – Sheet Materials. At sentence a) it is calling for “Red Oak rotary cut”. This should read “Red Oak plain sliced”. As shown on AWI veneer cuts description, page 46, for rotary cut, it is described as something lesser than plain sliced. It states in the last sentence of this description that “rotary veneers are the least useful in fine

architectural woodwork”. We have used some rotary veneers in the past and have found that the plain sliced is a much more uniform product.

A: Agree. Will revise accordingly by amendment.

Reference: 01000, Page 14-3, Para. 14.4.1.

Q: The last sentence calls for a P&S Cat # 26350-1 and a 2091-5-1 or equal. These are 20 amp rated devices. NEC 210.21.(B) (3) requires 20 amp rated receptacles to be connected to 20 amp circuits. Is it the intent that all receptacle circuits are to be 20 amp and wired with #12 conductors?

A: The intent is not to use only 20 amp circuits. Will revise by amendment.

Reference: 01000, Page 9-22, Para. 9.13.9.

Q: Paragraph 9.13.9 calls for bituminous damp proofing system on the exterior foundations walls of the garage walls. The garage foundation walls are backfilled on both sides, the damp proofing system would be serving no function. Is this intended for wall(s) of the garage common to the living unit only?

A: Agree. Will revise accordingly by amendment.

Reference: RFP Drawings, Sheet G1.02

Q: Can Phase boundaries shift to accommodate better spacing of the duplexes? Reference Note 1 & 2 on Drawing Sheet G1.02 stating “Any duplexes that do not fit on the existing site shall be located in the proposed Spruce Street Extension Area as shown on the drawings”.

A: It was agreed in the Pre-Proposal Conference that the phase boundaries may be adjusted slightly to accommodate better spacing of the duplex units for the entire Phase 8 & 9 project. The intent of the note on G1.02 is to give the Contractor the option of building on a new Spruce Street Addition once the project site for Phase 8 & 9 is filled.

Reference: 00010TO1, Pages 1-5

Q: Will the unit prices proposed be required on future task orders?

A: No, unit prices proposed are not fixed on future task orders. The prices proposed will be the basis for negotiating future task orders and developing cost estimates. The Government will expect pricing to remain fairly consistent or even decrease due to learning curve with all other conditions remaining unchanged.

Reference: 00110, Page 21, Paragraph 5.2.5(a)

Q: Phase 1 evaluated the ability to build 200 houses per year. Appears this has never been done before. Should the Phase 2 proposal address the contractor’s ability to construct 200 houses per year also?

A: Phase 1 evaluated the contractor’s qualifications to complete the entire program (e.g., FY03-FY10). Phase 2 will evaluate specifically how the contractor will execute the first task order (e.g., Phases 8 & 9). The project management plan should specifically address the manner in which the first task order will be executed.

Reference: 00110, Page 27, Paragraph 7

Q: Will the Government evaluate the total Construction Cost Limitation (CCL) in regards to the total price or will it evaluate the CCL separately for Phase 8 and Phase 9? How much flexibility is there in the CCL for each phase?

A: Since these projects are separately funded, the Government will evaluate the CCL for Phase 8 against the price for Phase 8. Likewise for Phase 9. The price the Government evaluates in its selection includes all options. There is some minor flexibility in the CCL. Example: If Phase 8 was slightly below the CCL and Phase 9 was slightly above the CCL, this would not be a major problem. However, it is preferred that the proposal prices be within the CCL for each project.

Reference: 00110-CMPE, Page 1, Paragraph A

Q: The file “stdform.doc” is not found on the CD-ROM? Is it available on the Website?

A: Will provide file be amendment.

Reference: 01000, Page 9-22, Para. 9.13.13

Q: Can perimeter insulation be put on the interior rather than exterior provided the R-Value is still met? Exterior insulation typically requires a ½” protective board but we do not see it specified. Please clarify.

A: Interior perimeter insulation is acceptable in areas where exterior insulation is not feasible, as long as the R-Value is maintained. Exterior perimeter insulation shall be installed and protected in accordance with the

manufacturer's recommendations.

Reference: 01000, Page 4-9, Para. 4.4.4.

Q: The RFP states that the staging area should be returned to its original condition. Is this correct?

A: No, the staging area does not have to be restored to its original condition. All equipment and debris shall be removed at the completion of the contract. Will revise by amendment.

Reference: Amendment 0003, 01000, Page 4-11, Para. 4.4.15

Q: Amendment #3 states to use 120 square feet for the patio size with a minimum depth of 8'. Section 01000, page 9-10, Table 9-4 states that a 2 bedroom unit's patio can be 8'X 10' and 3 & 4 bedroom units are to be 12' X 16' minimum. Please clarify.

A: Will delete the requirements for patios from Table 9-4 by amendment.

Reference: Section 01000, Page 9-19, Para. 9.11.4.

Q: Requirement calls for garage personnel door to front exterior. This will require garages to be wider. Is this necessary?

A: Will clarify the intent by amendment. At least on exterior personnel door shall be provided in the garage. We will not require a door exiting to the front unless there is no other exterior personnel door in the garage. If the garage runs to the back yard, a door may be provided there.

Reference: Section 00110-25, Para. 5.2.8.b(3)

Q: Paragraph 5.2.8.b(3) indicates small business commitments that are enforceable will receive more favorable evaluations. Please define. Enforceable by who?

A: A proposal may receive a more favorable evaluation where the prime contractor has already selected a subcontractor and entered into a binding agreement as opposed to the prime merely identifying a subcontractor that they "intend" to use. The binding agreement would be enforceable by either the prime or subcontractor, not the Government.

Reference: General

Q: Some of the existing units in the proposed project have copper water service lines, some have 3" transite lines. Can you provide a quantity of each. How do you want the 3" transite lines terminated, splice the mains or cap the 3" transite?

A: Will verify the existing conditions and acceptable termination requirements with the base and clarify by amendment.

Reference: Section 01000, Page 9-5, Para. 9.5.2.

Q: Paragraph 9.5.2 states that Minot AFB prefers the Mechanical Room for the Handicapped Units in the Basements. It is our understanding that no Basements will be designed for Handicapped Units. Please Clarify.

A: Will revise by amendment to clarify that Basements are acceptable in handicap units for the purpose of mechanical rooms and storage only. Basements are not required in H.C. units but may be provided to allow additional living space on the main floor by allowing the furnace, water heater, storage, etc. to be in the Basement.

Reference: Section 01000, Page 1-2, Para. 1.2.1.

Q: Paragraph 1.2.1 states "All units shall have basements...". The Air Force Family Housing Guide states "Basements can be above ground". Please clarify if C.O.E. and Base require Basements be below grade for the Arctic Room.

A: Basements are required in the RFP but are not necessarily required for the Arctic Room. With the density concerns of this project site and the historical housing construction of Minot AFB, Basements below grade are the preferred construction. Below grade basements provide a shelter from hazardous weather conditions as well.

Reference: Section 01000, Page 14-2, Paragraph 14.3.1.

Q: Paragraph 14.3.1 – Panel Boards. Is this paragraph referring to a "panel board" or are load centers acceptable?

A: Load Centers are acceptable. Will clarify by amendment.

Reference: 00110, Page 25, Paragraph 5.2.9(a)

Q: How should a significant deviation be proposed?

A: If the deviation is in Tab 7b “Supporting Data Housing Unit Design” or Tab 8c “Supporting Data Site Design,” annotate the Construction Materials, Products, Equipment, & Systems (CMPE) form as appropriate. Other significant deviations from the RFP should be identified in the cover letter. The narrative in the cover letter should clearly identify if the deviation is actually incorporated in the proposal or if it merely identifies a potential deviation and the benefit to the Government if the deviation were incorporated into a revised proposal. If the deviation is not formally included in the proposal, it will not be evaluated against the solicitation criteria. However, if discussions occur and the firm is included in the competitive range, potential deviations to benefit the Government may be discussed and incorporated into a revised proposal.

Reference: 01000, page 9-18, para. 9.10.11,

Q: Paragraph 9.10.11 calls for horizontal mini-blinds at all windows and they are not to be constructed of metal. Installing vinyl blinds on the windows will surely warp with the sunlight and temperature differences. We are currently installing aluminum horizontal mini-blinds on the windows in the arctic room, bedrooms and kitchen. Is it the intent to do this RFP the same as the one we are doing as far as the blinds are concerned? What about the patio doors? We are currently installing traverse rods at the patio doors, living room and dining room windows. Is it the intent to do this RFP the same as the one we are doing as far as the drapery rods?

A: The Base directed the use of vinyl mini-blinds on all windows. However, based on new direction, we will revise the RFP to require aluminum mini-blinds on all windows and to require vertical blinds at the patio doors. Will clarify by amendment.

ATTENDANCE ROSTER
 PRE-PROPOSAL CONFERENCE/SITE VISIT
 REPLACE FAMILY HOUSING
 MINOT AFB, ND
 RFP NO. DACA45-02-R-0024
 SEPTEMBER 5, 2002

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